

PLANNING AREA K

NEIGHBORHOOD TOTALS: JOBS: 304 HOMES: 3,682 RETAIL SF.: 28,354

PLANNING AREA - K

Planning Area K mixes a new urban village center with natural pathways along Fisher Creek. More traditional residential neighborhoods provide transitional densities to the Greenbelt and up Palm Canyon to the western hillside open space. An elementary school serves the local neighborhood and a large ball field park will serve all of Coyote Valley.





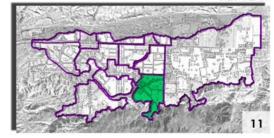


LEGEND MIXED-USE		
Total Mixed-Use Jobs	304	304
Total Mixed-Use Homes 280		280
Total Mixed-Use Retail Square Feet 21,603		21,603
3 floors Office over local retail(all onsite surface & street parking, 300 st/job, FAR-	Jobs Homes Retail SF	216 - 21,603
3 floors Residential over optional office (retidential parking in building, office part on street, 1450st/home, about 1 job/3ho FAX=1.38)		88 280

Total Re	esidential	3,402	3,402
	4 story wood frame over or wrapping structured parking [1400st/home, 45 units/acre]		418
。例	3 story wood frame w/surface carport parking (1100sf/hor units/acre, most affordable)	ne, 30	19
	3 story Town homes or townhome/condominiums with priv gorages (1800sf/home, 22units/acre)	ate	1,432
	Single Family detached { 3 story cluster homes, 1800st/hor units/acre)	ne, 14	564
S C	Single Family detached (2-3 story cluster or patio homes, 2100st/home, 12 units/acre)		603
0 10	Single Family detached (2 story homes, 2600sf/home, 10 units/acre)		366

RETAIL		
Total Local Retail	6,751	6,751
General Retail		6,751

KEY PLAN





PLANNING AREA L

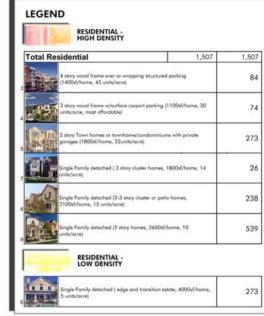
NEIGHBORHOOD TOTALS: JOBS: 0

HOMES: 1.507

RETAIL SE: 0

PLANNING AREA - L

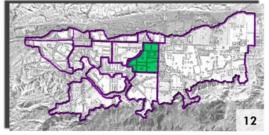
Planning Area L preserves the integrity and estate setting of its existing homes and transitions from these to higher density residential. It incorporates the Coyote Valley community garden and an elementary school with an adjacent park, which will also serve the Greenbelt residents. Both the elementary school/park and the community garden are buffered from existing estate residences by new transition residential densities.







KEY PLAN





PLANNING AREA M

PLANNING AREA - M

Planning Area M is the South Coyote Greenbelt area. Its planning consideration is governed by the following "Vision and Expected Outcomes" Sections:

- 1. The plan will include Central and North Coyote for land planning and will include South Coyote in the infrastructure financing mechanism only. South Coyote (Greenbelt) is included only to determine financing and other mechanisms to secure this as a permanent Greenbelt.
- 2. The line (Greenline) between Central and South shall not be moved.
- 3. The plan should seek mechanisms to facilitate the permanent acquisition of fee title or conservation easements in South Coyote.

Within the above requirements, existing General Plan criteria, and guided by the "Coyote Valley GREENBELT Interim Planning Principles" (August 2001) adopted by the County of Santa Clara, City of San Jose, and City of Morgan Hill, planning has focused on the formation and funding of an open space and agricultural land management entity that

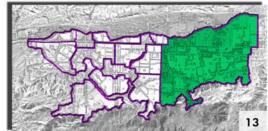
- · Rationalize, consolidate and lease available agricultural land;
- · Acquire open space, parks, and mitigation lands:
- · Provide future development guidelines within existing general plan criteria that benefit the quality and market value of private property;
 Create an identifiable quality of place and market identity for agricultural products and visitors;
 Rationalize and ensure adequate supply of safe drinking and irrigation water
 Protect groundwater from agriculture and domestic pollutants













ILLUSTRATIVE LAND USES













A. Fisher Creek

B. Coyote Lake

C. Canal Park

D. Parkway

E. In Village Transit

F. Caltrain





WORK PLAN











- City Council Progress Reports
 Draft Specific Plan
 Draft Zoning
- Complete EIR
- Continue Community Involvement

Illustrative View



